PETITICA FOR ZONING VALENCE 6520 88-139-A 0 THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is s ribed in the description and pizt attached hereto and made a part hereof, hereby petition for a above requested variance. rance from Section _1802_3_8 (1801_2_0_4)_to_permit_a_building_to_extend_six_feet The testimony of the Petitioner indicates that the placement of the garthe required 25 foot minimum building setback line and a minimum side yard IN RE: PETITION FOR ZONING VARIANCE BEFORE THE ck of three feet in lieu of the required eight feet and to amend Lot 14, age as shown on Petitioner's Exhibit 1 is the standard placement for garages N/W side of Galley Road c: B, of the 6th Amended Final Development Plan of Section II, North Gate Hall allow construction cutside of the hullding envelope. ZONING COMMISSIONER 227.86 feet west of Bowline Al lley Rd. on homes of a similar type in this community. The garages in the community Road (4816 Galley Road OF BALTIMORE COUNTY 2nd Councilmanic District Rd., 2 (4816 are all placed on the same position in reference to the home as this proposed he Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the 15t Election District Case No. 88-139-A I)wing reasons: (indicate hardship or practical difficulty) garage. They are designed to incorporate into the dwelling unit structure, at James A. Aldon, et ux C ux 00-227.86' W Calley Ro Callth E.I 11th E.I 5th C.D Require an oversize garage for auto storage and household goods storage. petitioners this location, as all other garages in the area. The testimony in this case clearly establishes that if the subject FINDINGS OF FACT AND CONCLUSIONS OF LAW variance were granted, the proposed project would be consistent with the The Petitioner herein requests variances to permit a side yard setback of spirit and intent of the B.C.Z.R. and would not do substantial harm to the 19 feet in lieu of the required 25 feet minimum and, furthermore, a minimum Property is to be posted and advertised as prescribed by Zoning Regulations. health, safety and general welfare of the community. setback of 3 feet in lieu of the required 8 feet and to amend lot 14, block B I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this cition, and further agree to and are to be bound by the zoning regulations and restrictions of The evidence establishes that the Petitioner is suffering from the unique of the Sixth Amended Final Development Plan of Section 2 North Gate Hall to Bi ltimore County adopted pursuant to the Zoning Law For Baltimore County, conditions of his land that restrict its development. It is clear from the allow construction outside of the building envelope, as more particularly I/We do solemnly declare and affirm, under the penalties of perjury, that I/we testimony that if the variances were granted, such use as proposed would not are the legal owner(s) of the property described on the Petitioner's Exhibit 1. which is the subject of this Petition. be contrary to the spirit of the B.C.Z.R. and would not result in substantial The Fetitioner was present and testified on his own behalf. There were MAP NEIOH Legal Owner(s): ontract Purchaser: detriment to the public good. James A. Aldon no Protestants. After due consideration of the testimony and evidence presented, it is (Type or Print Name) The testimony indicated that the subject property is located on Galley (Type or Print Name) ATE 1/7/88 aldon clear that a practical difficulty or unreasonable hardship would result if the sumes C Road off of Joppa Road in the Carney section of Baltimore County, Maryland and BF. Signature instant variances were not granted. It has been established that the require-Sharon M. Aldon is presently zoned D.R.5.5. The property consists of approximately 3/10ts of (Type or Print Name) ment from which the Petitioner seeks relief would unduly restrict the use of an acre of ground. The lot is known as lot 14 of the subdivision of North Maron the land due to the special conditions unique to this particular parcel. In N-36,861 Gate Hall and is a panhandled lot with an in fee access to Galley Road of 12 City and State E-45, 135 addition, the variances requested will not be detrimental to the public H-256-0398 sttorney for Petitioner: feet in width. As indicated on Petitioner's Exhibit 1, the proposed addition W-547-7638 4816 Galley Road is a 22 x 26 foot garage to the side of the currently existing single family health, safety and general welfare. Phone No. (Type or Print Name) Pursuant to the advertisement, posting of the property, and public Baltimore, MD 21236 dwelling unit. The proposed addition is indicated upon the site plan in blue City and State hearing on this Petition held, and for the reasons given above, the requested on Petitioner's Exhibit No. 1. The proposed garage will be constructed as a Name, address and phone number of legal owner, contract purchaser or representative to be contacted one story addition to the home located on the west side of the subject propvariances should be Granted. erty. The southwestern corner of the subject addition will cross both the City and State front line setback and the side yard setback line and, therefore, require the Attorney's Telephone No.: _____ - 2 -ORDERED By The Zoning Commissioner of Baltimore County, this _______ day of ___September____, 19_87_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Cifice Building in Towson, Baltimore PETITION FOR ZONING VARIANCE ZONING DESCRIPTION LENGTH OF HEARING -1/2HR.

AVAILABLE FOR HEARING 11th Election District - 5th Councilmanic District M./TUES./WED. - HEXT TWO MONTHS Beginning on the northwest side of Galley Road, at a distance of 227.86 Case No. 88-139-A west of Bowline Road, being Lot 14, Block B, Section II of the subdivision BY: CKR DATE 6/9/37 of North Cate Hall, Book No. 40 Folio 104. Also known as 4816 Galley Road in the 11th Election District. LOCATION: Northwest Side of Galley Road, 227.36 feet West of Bowline Road (4816 Galley Road) CERTIFICATE OF PUBLICATION DATE AND TIME: Friday, October 23, 1987, at 9:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, PETITION FOR
ZONING VARIANCE
18th Election District
5th Councilmanic District
Case No. 88-139-A Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and LOCATION: Northwest Side of Galley Road, 227.86 feet West of Bowline Road (4816 Galley Road) DATE AND TIME: Friday, October 23, 1987 at 9:00 a.m. PUBLIC HEARING: Room 105, Regulations of Baltimore County, will hold a public hearing: THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed Petition for Zoning Variance to permit a building to extend 6 feet into the required 25-foot minimum building setback line, a minimum side yard County Office Building, 111 W Chesapeake Avenue, Towson, Maryland and published in Towson, Baltimore County, Md., appearing on setback of 3 feet in lieu of the required 8 feet, and to amend Lot 14. Block B. of the 6th Amended Final Development Plan of Section II, North Gate Hall Oct / 1987 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, with hold a public to permit construction outside of the building envelope hearing: Petition for Zoning Variance to permit a building to extend 6 feet into the required 25-foot minimum building setback line, a minimum side yard setback of 3 feet in lieu of THE JEFFERSONIAN. 4. Block B, of the 6th Amended Susan Sender Obrect Final Development Plan of Sertion II, North Gate Hall to permit con-struction outside of the building en-BALTIMORE COUNTY OFFICE OF PLANNING & ZONING velope heing the property of James A. Alson, et ext, as shown on plut plan filed with the Zoning Office. In the event that this Petition(s) is County Office Building 111 W. Chesapeake Avenue Being the property of <u>James A. Aldon</u>, et ux , as shown on plat plan filed with the Zoning Office. Towson, Maryland 21204 granted, a building permit may be issued within the thirty (30) d In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, Your petition has been received and accepted for filing this peal period. The Zoning O sioner will, however, enter entertain any request for a stay of the issuance of said permit during this period request for a stay of the in-said permit during this a good cause shown. Suc-must be received in writh date of the hearing set made at the hearing. for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. CERTIFICATE OF POSTING By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County ZONING DEPARTMENT OF BALTIMORE COUNTY 88-139-17 J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY Petitioner's lames A. Aldon, et Charffhair, Pathing Plans Posted for: Variance Advisory Committee Petitioner: James B. Aldon 1star Location of property: NW/S Gollery Rd. 277, 86' W/ Bowling Rd Location of Signs: On Lots side of right owny beding to property

THE PARTY OF THE P

Therefore, It is ORDERED by the Zoning Commissioner of Baltimore County this 37 day of November, 1987, that the Potition for Zoning Variance to permit a building to extend 6 feet into the required 25 foot minimum building setback line and a minimum side yard setback of 3 feet in lieu of the required 8 feet and to amend Lot 14, Block B, of the 6th Amended Final Development Plan of Section II, North Gate Hall to allow construction outside of the building envelope be and is hereby GRANTED, from and after the date of this Order, subject to the following: 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. 2. The Petitioner must comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order. 3. The development of this project is limited to the location and placement of the addition as set forth on Petitioner's Exhibit 1. 4. The subject property is never to be used as a twofamily dwelling unit. 5. The subject property may not have an apartment or second kitchen added to the existing dwelling unit. ROBERT HAINES ZONING COMMISSIONER FOR BALTIMORE COUNTY JRH:mmn cc: Peoples Counsel BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 J. ROBERT HAINES ZONING COMMISSIONER October 14, 1987 Mr. James A. Aldon Mrs. Sharon M. Aldon 4815 Galley Road Baltimore, Maryland 21236 RE: PETITION FOR ZONING VARIANCE NW/S Galley Rd., 227.86' W of Bowline Rd. (4816 Galley Rd.) 11th Election District - 5th Councilmanic District James A. Aldon, et ux - Petitioners Case No. 88-139-A Dear Mr. and Mrs. Aldon: This is to advise you that \$79.52 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

10/23/87

SIGN & POST DETURNED

OFFICE OF FINANCE - REVENUE DIVISION

No. 37957

8-01-615-000

AMOUNT \$ 79.52

Dalto., Md. 21235

8 8 009 *** ** 7952: a 923 *F

ADVERTISING & POSTING COSTS RE CASE #88-

to Zoning Office, Room 113, County Office Building, Towson, Maryland

21204, before the hearing.

k. Robert Hieres

Sincerely,

JRH:med

J. ROBERT HAINES Zoning Commissioner

Re: Petition for Zoning Variance Case Nos. 88-139A Dear Mr. and Mrs.Aldon: Pursuant to the recent hearing held on the subject case, please be advised that your Petition for a Zoning Variance has been Granted. If you have any questions concerning this matter, please do not hesitate to contact this office. Very truly yours, J. ROBERT HAINES ZONING COMMISSIONER JRH:mmn enclosure Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke June 19, 1987 Mr. Arnold Jablon Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204 Re: Property Owner James A. Aldon, et ux Location: NW/S Galley Rd., 227.86 feet W Bowling Rd. Item No.: Zoning Agenda: Meeting of 6/23/87 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () A second means of vehicle access is required for the site. The vehicle dead end condition shown at FXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments at this time.

Dennis F. Rasmussen

Baltimera County

J. Robert Haines

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Mr. and Mrs. James A. Aldon

Baltimore, Maryland 21236

4816 Galley Road

Mr. James A. Aldon Mrs. Sharon M. Aldon 4816 Galley Road Baltimore, Maryland 21236 NOTICE OF HEARING RE: PETITION FOR ZONING VARTANCE NW/S Galley Rd., 227.86' w of Bowline Rd. (4816 Galley Rd.) 11th Election District - 5th Councilmanic District James A. Aldon, et ux - Petitioners Case No. 88-139-A TIME: 9:00 a.m. DATE: Friday, October 23, 1987 PLACE: Room 106, County Office Building, 111 We t Chesapcake Avenue, Towson, Maryland	CHNEE- I DISTRICT I SUB-DIVISI LOT 141, I EXISTING SCALE: LOT SIZ	FISCHER RESSONI RESSON	TORK RD STUDIES OF PROPER OF MALE STUDIES OF PROPER OF PROPER OF THE PROPER OF THE PROPERTY OF
ALTIMORE COUNTY, MARYLAND SPECIEVED JAMES A ALDON DECEIVED JAMES A ALDON B B 075******3500:a 8034F VALIDATION OR SIGNATURE OF CASHIER	20. CRAINAGE & UTILITY 5. 20.	1	*** Style *** St
Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554	COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204	COUNTY ZONING PLANS ADVISORY COMMITTEE October 6, 1987 Mr. James A. Aldon 4816 Galley Road	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines TO Zoning Commissioner Norman E. Gerber, AICP FROM Director of Planning and Zoning
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Jablon:	MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commission Bureau of	RE: Item No. 520 - Case No. 88-139-A Petitioner: James A. Aldon, et ux Petition for Zoning Variance Dear Mr. Aldon: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the are made aware of plans or problems with regard to the	SUBJECT Zoning Petition No. 139-A There are no comprehensive planning factors requiring comment on the above numbered petition.
The Bureau of Traffic Engineering has no comments for items number 516, 517, 519, 520, 521, 522, 523, 524, 525, and 526. Very truly yours, Michael S. Flanigan Traffic Engineer Associate II	Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development	development plans that may have a bearing on the Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Very truly yours,	Norman E. Cerber, AICP Director NEG:KAK:dme cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel File
Petition For Zoning Variance 11th Election District St. Councilmanic District LOCAT Gas No. 88-138-A lay Road, 297: Northwest Side of Gal- lay Road, 297: Northwest Side of Gal- lay Road, 297: Northwest Side of Gal- Road (1816 Gas West of Bowline DATE AND TIES. DATE AND TIES. DATE AND TIES. County Office Building. Noom 106. Speake Avenue, Towson, Mr. W. Ches- PUBLIC. HEARING. Room 106. Speake Avenue, Towson, Mr. W. Ches- Speake Avenue, Towson, Mr. W. Ches- Patition of County in y suthority of the Bailt- man of Location of Bailtinore County office Building. A stance to per- mit a building to extend 8 feet into the required 25 minimum building back of 3 feet in the required 8 foce, and to smead Loc 1, Block B, of the oth Amandaed Pine 1, Block B, of Plan of Section II, Work Of the required 8 foce, and to smead Loc 1, Block B, of Plan of Section II, Work Of the required 8 the oth Amandaed Pine 1, Block B, of Published in Bailtimore County, once in each of		JAMES E. DYER Chairman Zoning Plans Advisory Committee JED:kkb Enclosures	DECELVE SEP 25 1987 ZONING OFFI
Patition for Zoning Variance to permit a building to extend 6 feet into the required 25-foot minimum building back of 3 feet in lieu of the required 8 feet, and to amend Lot 14, Block B, of Pian of Section II. North Gate Hall to permit construction outside of the building envelope Being the property of James A. Al. with the Zoning Of. Ice. In the event that this Petition(s) is granted as the stirry control of the successive in the event that this Petition(s) is granted within the thirr control of the successive in the permit can building permit may be in the successive in the permit can be successive in the event that this Petition(s) is granted as building permit may be in the successive in the permit can be successive in the successive			CPS-008